

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 14 August 2018

PRESENT: Councillors Dianne Hurst (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Alan Law, Robert Murphy, Zahira Naz, Peter Price, Peter Rippon and Chris Rosling-Josephs

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence had been received from Councillor Andrew Sangar and no substitute member was appointed. Councillor Michelle Cook was in attendance at the meeting from minute number 7.

2. EXCLUSION OF PUBLIC AND PRESS

- 2.1 No items were identified where resolutions may be moved to exclude the press and public.

3. DECLARATIONS OF INTEREST

- 3.1 Councillor Robert Murphy declared personal interests in an application for planning permission for the demolition of buildings and erection of 8/9 storey building to form 220 bed (73 studios and 147 in clusters) student accommodation with ancillary management facilities and landscaping works at Bailey Street Garage, 39 Bailey Street, Sheffield, S1 4EH (Case No. 18/01530/FUL) and in an application for planning permission for the demolition of existing building and erection of a mixed use development up to 15 storeys and including 284 dwellings (comprising of 133 2x bedroom apartments and 12 studios) (Use Class C3) and commercial units (Use Class A1, A2, A3, A4, or B1) with associated works, parking and landscaping at land bounded by Upper Allen Street, Daisy Walk, Netherthorpe Road and Well Meadow Drive, Sheffield, S3 7GW (Case No. 18/00242/FUL) as he was a local Ward Member. Councillor Murphy stated he had not predetermined his views on the applications and would participate in the determination of both applications.
- 3.2 Councillor Chris Rosling-Josephs declared a personal interest in an application for planning permission for the erection of a single-storey rear extension to dental practice at 99 High Street, Mosborough (Case No. 18/01806/FUL) as he lived nearby. Councillor Rosling-Josephs stated that he did not attend this particular dental practice and he had not predetermined his views on the application and would participate in its determination.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 24 July 2018 were approved as a correct record.

5. SITE VISIT

- 5.1 **RESOLVED:** That the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make arrangements for a site visit, in connection with any planning applications requiring a visit by Members, prior to the next meeting of the Committee.

6. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 6.0.1 **Resolved:** That the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided, granted or refused as stated in the report to this Committee for this date and as amended in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose.

6.1. LAND BETWEEN 94 AND 98 WHEEL LANE, GRENSIDE, SHEFFIELD, S35 8RN (CASE NO. 18/02229/FUL)

- 6.1.1 It was reported that this application had been deferred and would be considered at a future meeting due to the applicant being required to clarify more details regarding the application.

6.2. BRODIE UK, 185 MIDDLEWOOD ROAD, SHEFFIELD, S6 4HD (CASE NO. 18/01813/FUL)

- 6.2.1 Following consideration of representations at the meeting from the applicant in support of the application and an amendment to condition 11 as outlined in a supplementary circulated at the meeting, an application for planning permission for the use of ground floor retail unit (Use Class A1) as a bar (Use Class A4) including alterations to shop front, at Brodie UK, 185 Middlewood Road, Sheffield, S6 4HD (Case No. 18/01813/FUL), be granted conditionally for the reasons detailed in the report now submitted.

6.3. P M RUSHWORTH DENTAL PRACTICE, 99 HIGH STREET, MOSBOROUGH SHEFFIELD, S20 5AF (CASE NO. 18/01806/FUL)

- 6.3.1 Subject to an amendment to condition 2, and following consideration of an additional representation, all as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of a single-storey rear extension to the Dental Practice at 99 High Street, Mosborough, Sheffield, S20 5AF (Case No. 18/01806/FUL), be granted, conditionally, for the reasons detailed in the report now submitted.

6.4. MEPS (INTERNATIONAL) LTD, 263 GLOSSOP ROAD, SHEFFIELD, S10 2GZ (CASE NO. 18/01784/LBC)

- 6.4.1 Following consideration of representations at the meeting, from an objector

speaking against the application and also from the applicant and applicant's architect speaking in support of the application, and also considering clarification of Heritage Duty, as outlined in a supplementary report circulated at the meeting, an application for listed building consent, for internal alterations and erection of a three-storey side extension to the building including alterations to site boundary treatment and widening of access gate, at Meps (International) Ltd, 263 Glossop Road, Sheffield, S10 2GZ (Case No. 18/01784/LBC), be granted conditionally, for the reasons detailed in the report now submitted.

6.5. MEPS (INTERNATIONAL) LTD, 263 GLOSSOP ROAD, SHEFFIELD, S10 2GZ (CASE NO. 18/01783/FUL)

6.5.1 Following consideration of representations at the meeting, from an objector speaking against the application and also from the applicant and applicant's architect speaking in support of the application, and also considering clarification of Heritage Duty, as outlined in a supplementary report circulated at the meeting, an application for planning permission, for internal alterations and erection of a three-storey side extension to the building including alterations to site boundary treatment and widening of access gate, at Meps (International) Ltd, 263 Glossop Road, Sheffield, S10 2GZ (Case No. 18/017823/FUL), be granted conditionally, for the reasons detailed in the report now submitted.

6.6. BAILEY STREET GARAGE, 39 BAILEY STREET, SHEFFIELD S1 4EH (CASE NO. 18/01530/FUL)

6.6.1 Following consideration of an additional representation, as outlined in a supplementary report circulated at the meeting, an application for the demolition of buildings and erection of 8/9 storey building to form 220 bed (73 studios and 147 in clusters) student accommodation with ancillary management facilities and landscaping works, at Bailey Street Garage, 39 Bailey Street, Sheffield, S1 4EH (Case No. 18/01530/FUL), be granted conditionally, for the reasons detailed in the report now submitted.

6.7. HSBC, 79 HOYLE STREET, SHEFFIELD, S3 7EW (CASE NO. 18/01077/FUL)

6.7.1 Subject to the removal of condition 4 and directive 2 and the insertion of additional conditions and amendments to condition 5, and following consideration of an additional representation, all as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from the applicant's architect speaking in support of the application, an application for planning permission for the demolition of the existing building/associated structures (excluding the Cementation Furnace) and erection of a mixed use development comprising 247 residential units (Use Class C3), 658 student bed spaces (Use Class Sui Generis), commercial uses (Use Classes B1a, A1, A2, A3, D1 and D2) with associated access, parking, servicing and landscaping works, at HSBC, 79 Hoyle Street, Sheffield, S3 7EW (Case No. 18/01077/FUL), be granted, conditionally, subject to legal agreement, for the reasons detailed in the report now submitted.

6.7.2 Authority be granted to the Chief Planning Officer to make any minor non-material

changes to the exact wording of the listed conditions before the planning permission is issued.

6.8. LAND BOUNDED BY UPPER ALLEN STREET, DAISY WALK, NETHERTHORPE ROAD AND WELL MEADOW DRIVE, SHEFFIELD, S3 7GW (CASE NO. 18/00242/FUL)

6.8.1 Subject to amendments to condition 4, as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from the applicant's agent speaking in support of the application, an application for planning permission for the demolition of existing buildings and erection of a mixed use development up to 15 storeys and including 284 dwellings (comprising of 133 2x bedroom apartments, 139 1x bedroom apartments and 12 studios) (Use Class C3) and commercial units (Use Class A1, A2, A3, A4 and B1) with associated works, parking and landscaping at land bounded by Upper Allen Street, Daisy Walk, Netherthorpe Road and Well Meadow Drive, Sheffield, S3 7GW (Case No. 18/00242/FUL), be granted, subject to Legal Agreement, for the reasons detailed in the report now submitted.

6.9. SHEFFIELD DRAGONS COLLEGE OF MARTIAL ARTS, 36 - 38 MARKET SQUARE, SHEFFIELD, S13 7JX (CASE NO. 17/04388/FUL)

6.9.1 Subject to an amendment to condition 23 and following consideration of an additional representation, both as outlined in a supplementary report circulated at the meeting and following consideration of a representation at the meeting from an objector speaking against the application, an application for planning permission for the demolition of existing buildings and erection of a four-storey building comprising 27 no. apartments (Use Class C3) and 3 no. retail units (Use Class A1) with ancillary parking at Sheffield Dragons College of Martial Arts, 36-38 Market Square, Sheffield, S13 7JX (Case No. 17/04388/FUL), be granted conditionally, for the reasons detailed in the report now submitted.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

7.1 The Committee received and noted a report of the Chief Planning Officer detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

8. DATE OF NEXT MEETING

8.1 It was noted that the next meeting of the Committee will be held at 2.00pm on Tuesday 4 September 2018 at the Town Hall.